172.0	0006	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,100 /	684,100
					USE VALUE:	684,100 /	684,100
					ASSESSED:	684,100 /	684,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIEND AGNES R		
Owner 2:			
Owner 3:			
Street 1:	73 TANAGER STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	FRIEND AGNES R & HILDA T -
Owner 2:	-
Street 1:	73 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,030 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Asbestos Exterior and 1943 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4030.000	305,500		378,600	684,100
Total Card	0.093	305,500		378,600	684,100
Total Parcel	0.093	305,500		378,600	684,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.08 | /Parcel: 352.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114281
GIS Ref	
GIS Ref	
Insp Date	06/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,900	0	4,030.	378,600	684,500	684,500	Year End Roll	12/18/2019
2019	101	FV	242,700	0	4,030.	373,200	615,900	615,900	Year End Roll	1/3/2019
2018	101	FV	242,700	0	4,030.	286,700	529,400	529,400	Year End Roll	12/20/2017
2017	101	FV	242,700	0	4,030.	270,500	513,200	513,200	Year End Roll	1/3/2017
2016	101	FV	242,700	0	4,030.	248,800	491,500	491,500	Year End	1/4/2016
2015	101	FV	229,300	0	4,030.	232,600	461,900	461,900	Year End Roll	12/11/2014
2014	101	FV	229,300	0	4,030.	214,200	443,500	443,500	Year End Roll	12/16/2013
2013	101	FV	229,300	0	4,030.	214,200	443,500	443,500		12/13/2012

!13346!

PRINT

Date	Time
12/11/20	03:19:18

LAST REV

Date	Time
07/09/18	12:24:31
mmcmakin	
13346	

USER DEFINED

Prior Id # 1:	114281
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEND AGNES R	42452-142		4/9/2004	Family	1	No	No		
	5412-599		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/1993	466	Manual	4,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Meas/Inspect	345	PATRIOT
12/10/1999	Meas/Inspect	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4030		Sq. Ft.	Site		0	70.	1.34	6									378,629						378,600	

Total AC/HA:	0.09252	Total SF/SM:	4030	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	378,629	Spl Credit		Total:	378,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25483871
Const Adj.:	0.94332153
Adj $ / SQ:	153.883
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415085
Depreciation:	109582
Depreciated Total:	305503

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

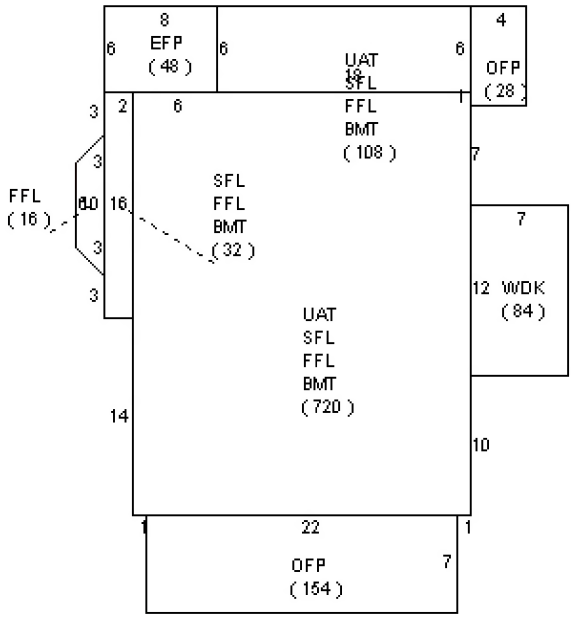
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.88
Special Features:	0	Val/Su Net:	98.01
Final Total:	305500	Val/Su SzAd	175.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	153.880	134,802
BMT	Basement	860	46.160	39,702
SFL	Second Floor	860	153.880	132,339
UAT	Upper Attic	207	107.720	22,298
OFP	Open Porch	182	24.120	4,389
WDK	Deck	84	15.090	1,268
EFP	Enclos Porch	48	68.490	3,287
	Net Sketched Area:	3,117	Total:	338,085

Size Ad	1736	Gross Are	3738	FinArea	1943

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

172.0-0006-0016.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	